

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
458	01/20/1995
662	01/21/2000
662A	

PUD REVISION HISTORY

PUD #	ACCEPTED DATE
99028	03/05/2000
99028A	

NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

REVISION STATEMENT:

THE OLIVER RANCH PUD/POADP PLAN HAS BEEN REVISED TO SHOW THE FOLLOWING:

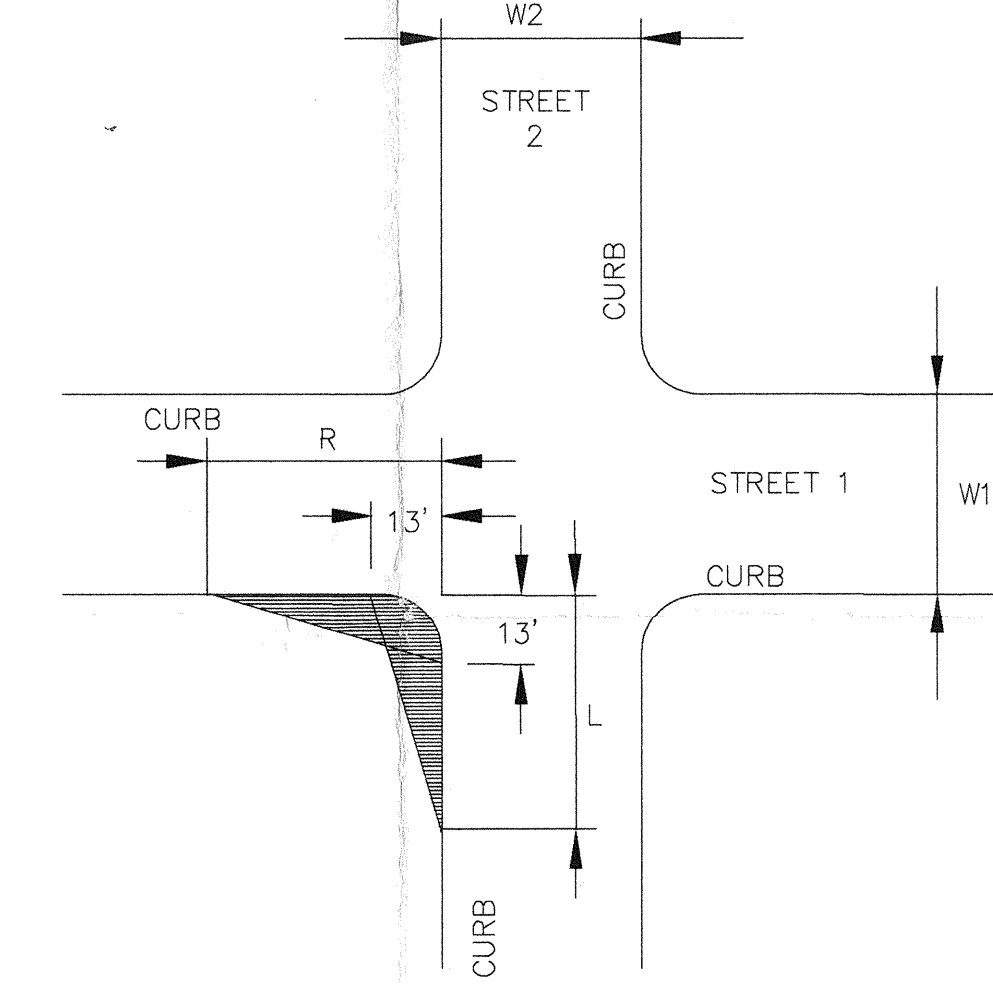
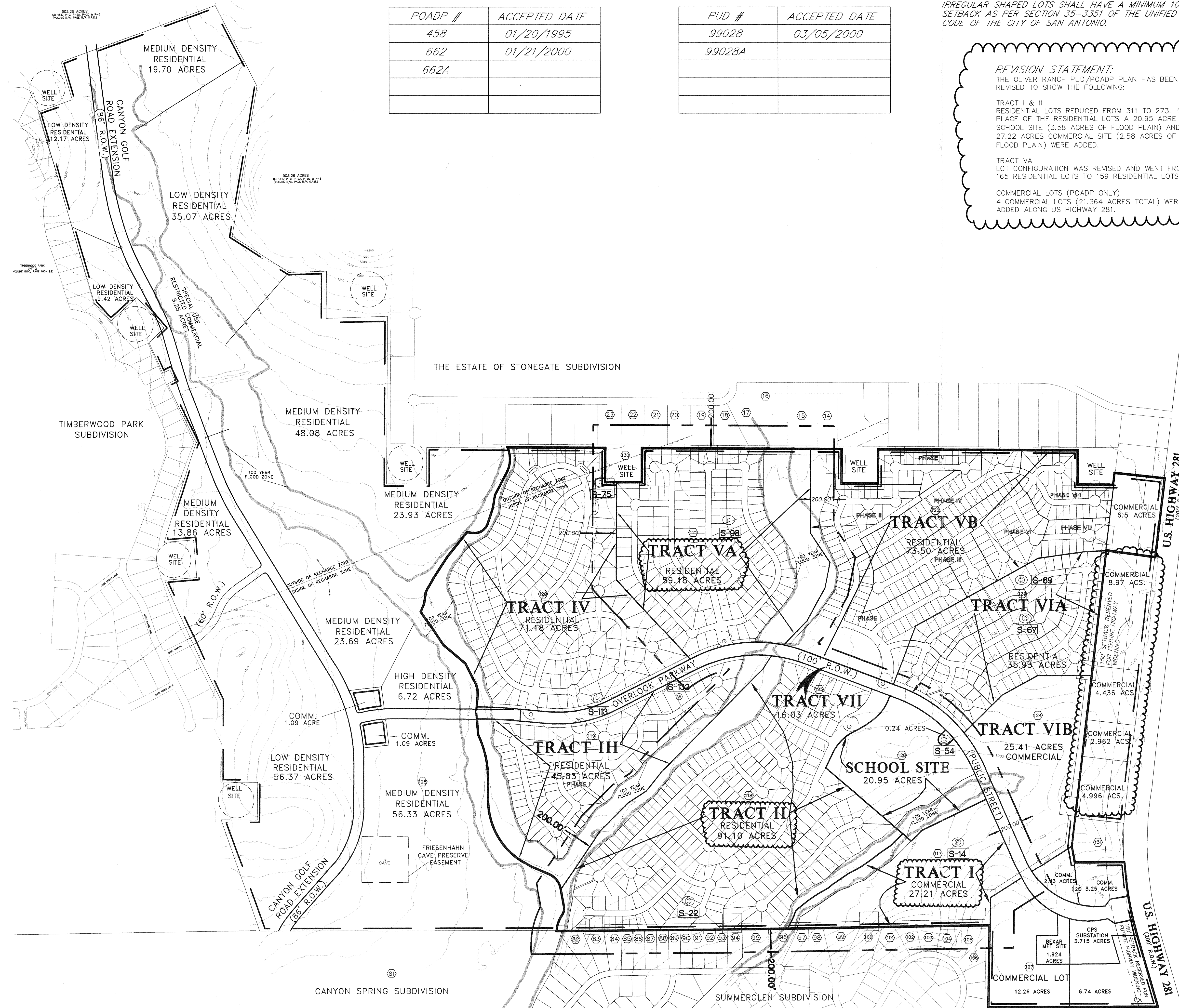
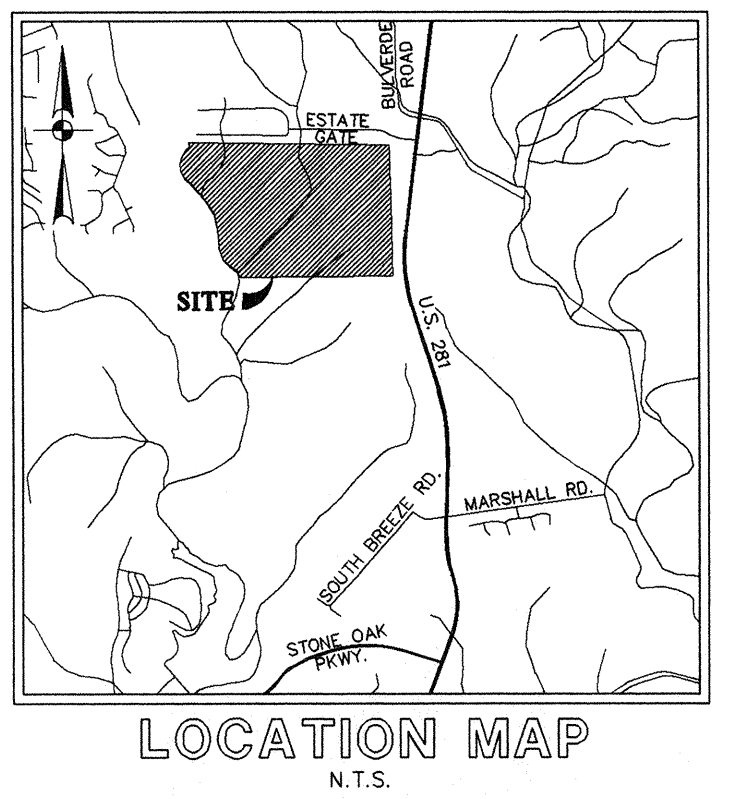
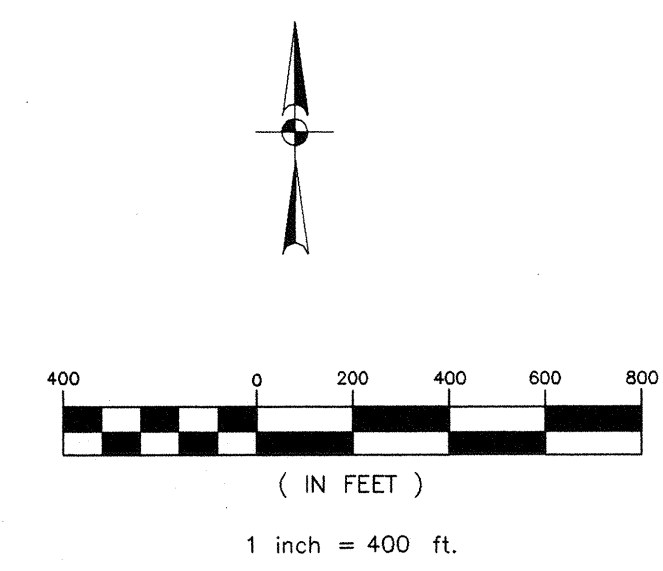
TRACT I & II
RESIDENTIAL LOTS REDUCED FROM 311 TO 273. IN PLACE OF THE RESIDENTIAL LOTS A 20.95 ACRE SCHOOL SITE (3.58 ACRES OF FLOOD PLAIN) AND A 27.22 ACRES COMMERCIAL SITE (2.58 ACRES OF FLOOD PLAIN) WERE ADDED.

TRACT VA
LOT CONFIGURATION WAS REVISED AND WENT FROM 165 RESIDENTIAL LOTS TO 159 RESIDENTIAL LOTS.

COMMERCIAL LOTS (POADP ONLY)
4 COMMERCIAL LOTS (21.364 ACRES TOTAL) WERE ADDED ALONG US HIGHWAY 281.

LEGEND:

- PUD
- POADP
- ② PROPERTY OWNER INFORMATION
- ⊖ SENSITIVE FEATURE—WELL
- ⊖ SENSITIVE FEATURE—CAVE
- ⊖ GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
- 8' HIGH PERIMETER FENCE



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

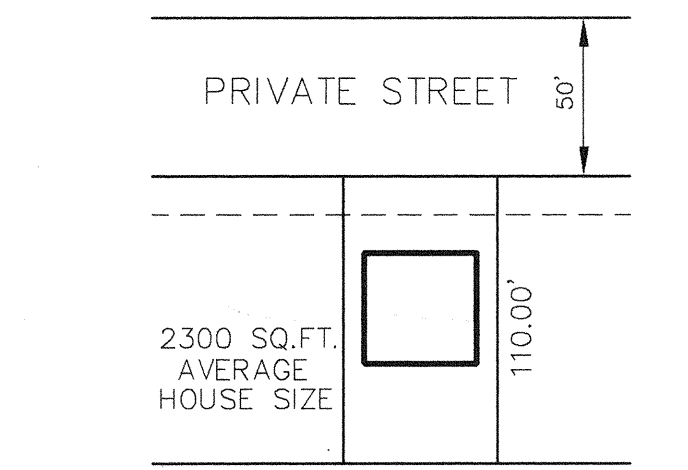
$$R = 0.65(1.5D_2) - (W_1/2 + K_p)$$

$$L = \frac{13(1.5D_2)}{13 + W_1/2 + K_p} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

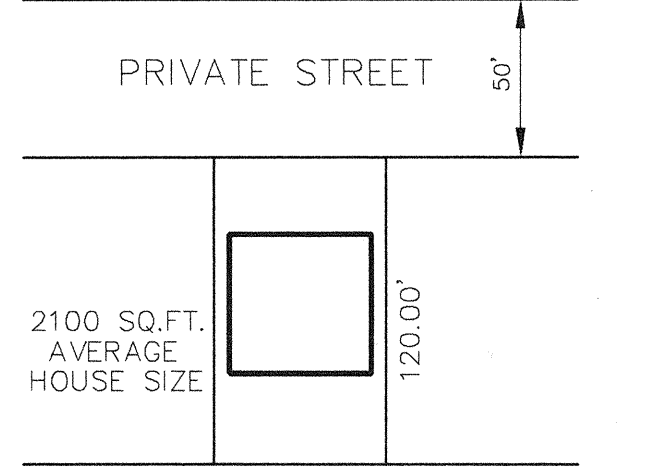
$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$



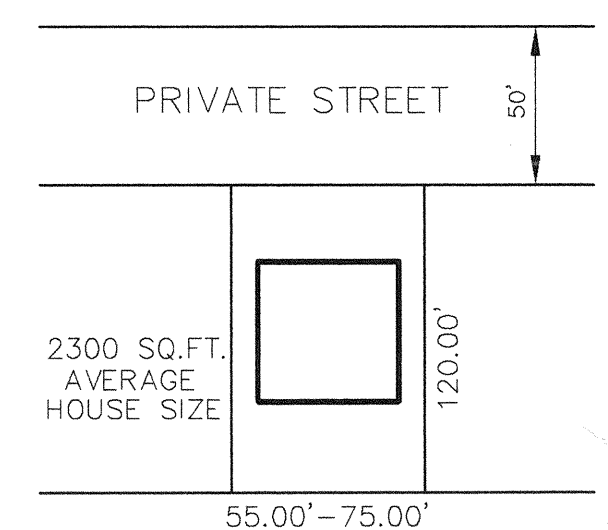
TRACT III TYPICAL LOT DETAIL

NOT-TO-SCALE



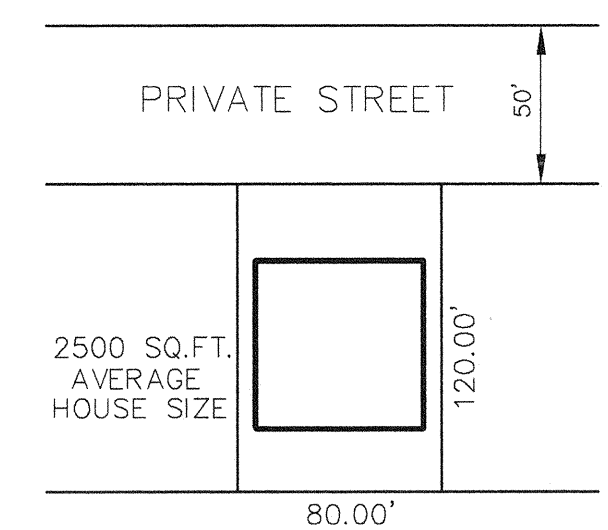
TRACT V TYPICAL LOT DETAIL

NOT-TO-SCALE



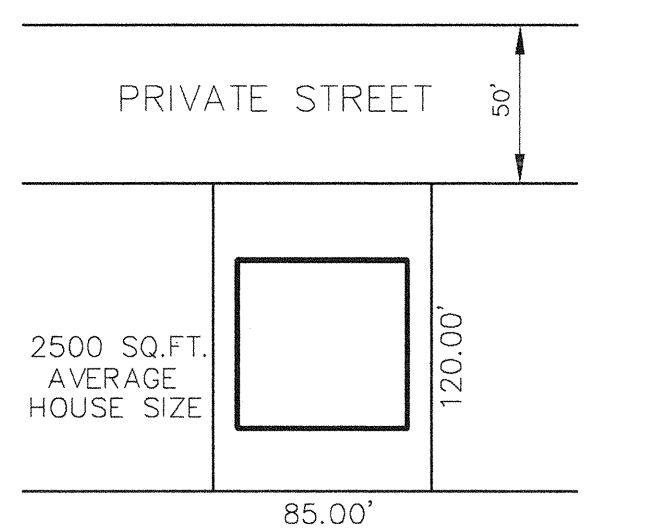
TRACT II TYPICAL LOT DETAIL

NOT-TO-SCALE



TRACT IV TYPICAL LOT DETAIL

NOT-TO-SCALE



TRACT VI TYPICAL LOT DETAIL

NOT-TO-SCALE

NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

PLAN HAS BEEN ACCEPTED BY

206A

DEVELOPER:

DENTON DEVELOPMENT CO.

AGENT: LLOYD A. DENTON, JR.

11 LYNN BATTIS LN., SUITE 100

SAN ANTONIO, TEXAS 78218

PHONE: (210) 828-6131

FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9070

**OLIVER RANCH
PUD / POADP PLAN**

JOB NO. 4593.05 DATE: DECEMBER 28, 1999
REVISED: DECEMBER 13, 2001

GATE DETAIL NOTE:

GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.

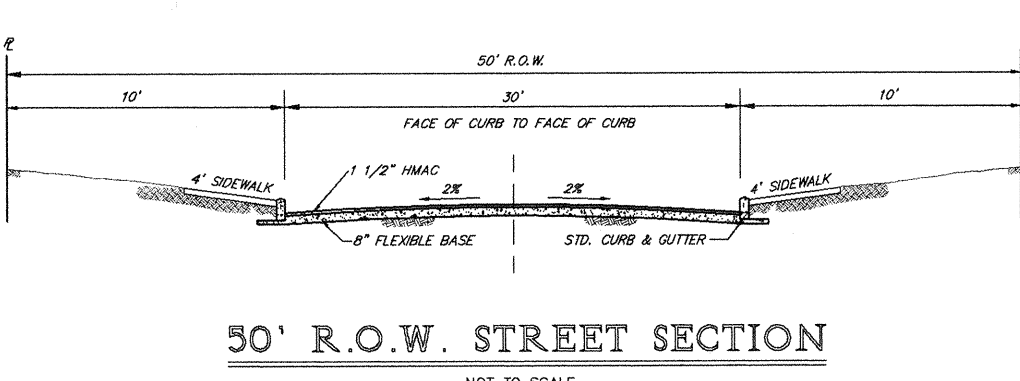
OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)

TRACT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
II	RESIDENTIAL	91.10	273	3.00	16.29	14.75	60.06	65.93
III	RESIDENTIAL	45.03	101	2.24	6.03	9.83	29.17	64.78
IV	RESIDENTIAL	71.18	178	2.50	11.44	11.84	47.90	67.29
VA	RESIDENTIAL	59.18	159	2.69	8.76	8.52	41.90	70.80
VB	RESIDENTIAL	73.50	274	3.73	18.25	13.21	42.04	57.20
VIA	RESIDENTIAL	35.93	129	3.59	8.29	7.12	20.52	57.11
SUBTOTAL		375.92	1,114	2.96	69.06	65.27	241.59	63.85
* PARKWAY & COMMERCIAL		99.85	-	-	-	-	-	-
* TRACT I (COMMERCIAL)		27.21	-	-	-	-	-	-
SCHOOL		20.95	-	-	-	-	-	-
TOTAL		523.99	-	-	-	-	-	-

TRACTS REVISED FOR
* PUD PLAN NO. 99028A &
* POADP PLAN NO. 662A

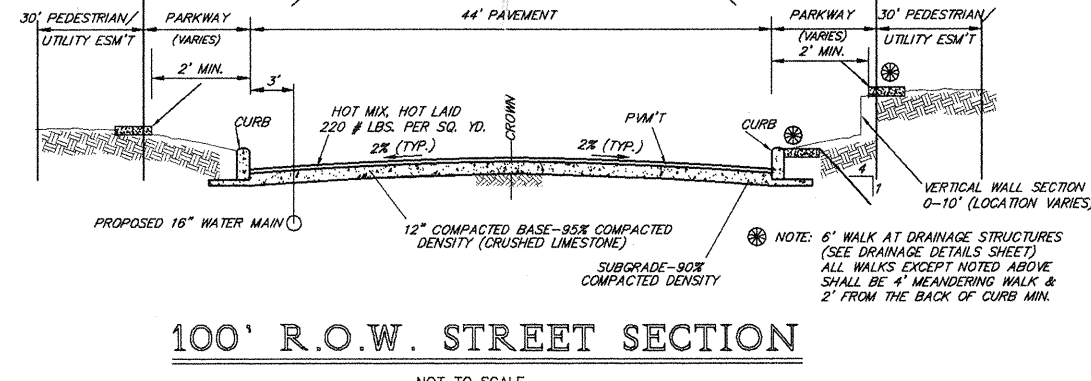
NUMBER OF RESIDENTIAL LOTS
AVERAGE HOME SIZE
DENSITY (SINGLE FAMILY UNITS PER ACRE)

1,114
2,280
2.96



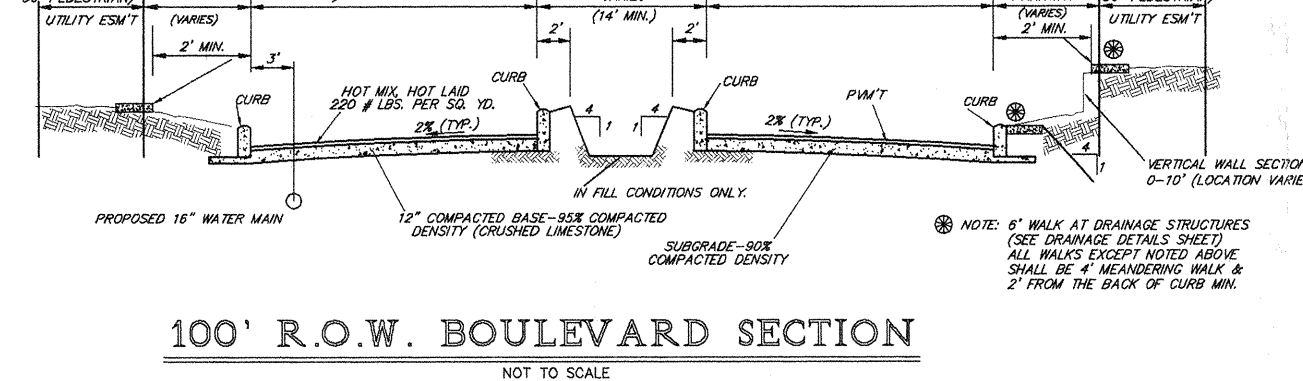
50' R.O.W. STREET SECTION

NOT TO SCALE



100' R.O.W. STREET SECTION

NOT TO SCALE



100' R.O.W. BOULEVARD SECTION

NOT TO SCALE



CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: 11/30/00 Name of POADP: Oliver Ranch
Owners: Denton Development Co. Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 11 Lynn Batts Lane, #100 Address: 555 E. Ramsey
San Antonio, TX San Antonio, TX
Zip Code: 78218 Zip Code: 78216
School District: CISD Phone: (210) 375-9000
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 7 ☐ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: _____
Ferguson map grid 451 / C-7

RECEIVED
00 DEC -6 PM 3:52
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	<u>1840</u>	<u>669.96</u>
Multi-family (MF)	<u>-0-</u>	<u>-0-</u>
Commercial and non-residential	<u>18</u>	<u>176.70</u>

Is there a previous POADP for this Site? Name Oliver Ranch No. 458, 462

Is there a corresponding PUD for this site? Name Oliver Ranch No. 99028

Plats associated with this POADP or site? Name Lookout Canyon, U-3 No. 000155
Name Lookout Canyon, U-5A No. 200261
Name Oliver Ranch, U-5B, Ph I No. 200050
Name Oliver Ranch, U-5B, Ph II No. 200051
Name Oliver Ranch, U-6A, Ph I No. 200042
Name Oliver Ranch, U-7 No. 990427

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame

Date: 12-5-00 Phone: (210) 375-9000 Fax: (210) 375-9010

RECEIVED
00 DEC -6 PM 3:02
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210)207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the CISD School District and they have been contacted concerning this development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
U.S. HIGHWAY 281

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame

Signature: Jon Adame

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2



CITY OF SAN ANTONIO

RECEIVED

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

December 17, 2001

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Oliver Ranch (Amending)

MDP/POADP # 662-A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Oliver Ranch (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 662-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
 - a.) Construct a signalized intersection at the proposed Driveway 18 at least ¼ mile away from the frontage road intersection.
 - b.) Construct a signalized intersection at the school's roadway and at least ¼ mile away from Driveway 18.
 - c.) The traffic signals shall comply with Article 5, Division 2, Section 35-506, (k) Traffic Signals.
 - d.) The developer shall install that portion of the traffic signals infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with the TMUTCD and the City of San Antonio specifications and design requirements.

Mr. Adame
Page 2
December 17, 2001

RECEIVED
02 JAN 10 PM 2:38

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-7-00

POADP NAME: OLIVER RANCH (SUBDIVISION) #662-A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

Signature

Subdivision Assoc.

Title

12/15/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-7-00

POADP NAME: OLIVER RANCH (AMENDING 662) #662-A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Outreach S.A.C.

[Signature]

Signature

Title

12-20-2000

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-7-00

POADP NAME: OLIVER R. BRIGHT (DRAINAGE) #662-A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: None

Ramiro Escobar

Signature

Civil Engineer

Title

12-14-00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-7-00

POADP NAME: OLIVER R. BRIGHT (DANIELING 667) #662-A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

<input type="checkbox"/> I recommend approval	<input checked="" type="checkbox"/> I do not recommend approval	
On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____		
Comments: <u>U.S. 281 IS ON THE MTP AND TXDOT SYSTEM</u> <u>REQUIRING A MIN OF 110' ROW AND TXDOT RELEASE.</u> <u>THE PROPOSE PUD/POADP PLAN DOES NOT REFLECT THE MTP</u> <u>ALIGNMENT OF GOLF CANYON ROAD/EVANS. THOROUGHFARE.</u>		
<u>[Signature]</u>	<u>Planner</u>	<u>12/14/00</u>
Signature	Title	Date



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 12-7-01

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: OLIVER RANCH FILE # 662-A
(APPENDING 662)

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

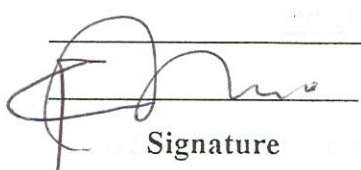
SEE COMMENT

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: U.S. 281 IS ON THE MTP AND TxDOT SYSTEM
REQUIRING A MIN. OF 120' ROW AND TxDOT REVIEW.
THIS REVISE MDP DELINEATE AND SHOW THE
PROPOSE EXTENSION OF CANYON COVE ROAD. THE PROPOSED
MDP/PUD DO NOT REFLECT THE MTP ALIGNMENT AND ROW
REQUIREMENT OF THE PROPOSE EXTENSION OF CANYON
ROAD. IT DOES NOT REFLECT THE MTP PROJ. MAP.


Signature

Planner
Title

12/00/01
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

3rd
SUBMITTAL

(Check One)

Date: 12-19-01

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: OLIVER RANCH (AMENDMENT) FILE # 662-A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

SEE COMMENT

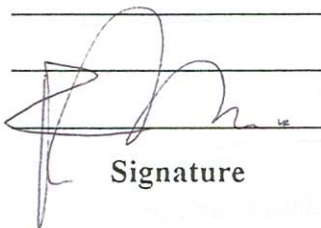
☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: U.S. HIGHWAY 291 IS ON THE MTP AND TXDOT
SYSTEM REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW.
CANYON CULF ROAD IS ON THE MTP REQUIRING A MIN. OF
86' ROW. 3200005 PLAT REVISION ADDRESS
THOROUGHFARES

☒ NEED TXDOT REVIEW


Signature

Planner
Title

122001
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 12-19-01

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Other: _____ |

Project Name: Oliver Ranch Additions FILE # 662-A

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Parks – Open Space |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> Bexar County Public Works |

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II

Date: 12-19-01

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

August 17, 2001

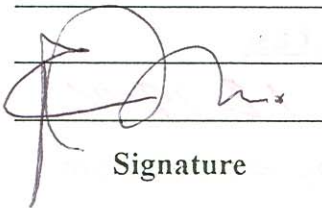
121401

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: U.S. HIGHWAY 281 IS ON THE MTP AND TXDOT
SYSTEM REQUIRING A MIN. OF 120' ROW AND TXDOT REVIEW.
CANYON GOLF ROAD IS ON THE MTP REQUIRING A MIN. OF
80' ROW. REVISE PROPOSE MDP TO REFLECT THE MTP
ALIGNMENT OF CANYON GOLF ROAD EXTENSION; HOWEVER
REVISE PROPOSE MDP NEED TO DELINEATE THE PROPOSE
CANYON GOLF ROAD EXTENSION AS A SECONDARY
ARTERIAL TYPE A REQUIRING 80' ROW


Signature

Planner
Title

121701
Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

August 17, 2001



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-7-00

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 13 PM 12:40

POADP NAME:

OLIVER RANCH (DANFORTH 662) #662-A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: U.S. 281 IS ON THE MTP AND TXDOT SYSTEM
REQUIRING A MIN OF 110' ROW AND TXDOT RELEASE.
THE PROPOSE PLD/POADP PLAN DOES NOT REFLECT THE MTP
ALIGNMENT OF GOLF CANYON ROAD/EVANS THOROUGHFARE.

Signature

Planner
Title

121400
Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Engineering Services Division

COPIES TO: File

SUBJECT: Oliver Ranch, POADP, Level 3 TIA

Date: August 7, 2001

The Development Engineering Services Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Oliver Ranch, POADP. The analysis is in compliance with the TIA Ordinance 91700. At the present time the Level of Service (LOS) is insufficient to support existing traffic and with the addition of this development, as well as, growth in this area the LOS will continue to deteriorate to a highly congested roadway system.

Key Intersection Capacity Analysis – Existing Conditions (2001)

Intersection	Traffic Control	AM Peak LOS	PM Peak LOS
US 281 at Bulverde Road	Two-way STOP	F	F
US 281 at Marshall Road	Two-way STOP	F	F
US 281 at Stone Oak	Two-way STOP	F	F

The off-site impacts that have been identified in the submitted TIA depend on funding resources of either TxDot or the City of San Antonio and not the developer. Grade separation at Stone Oak Parkway is funded for fiscal year 2001-2004 under the Transportation Improvement Program. Bulverde Road and Marshall Road grade separation are freeway projects with Long Range Project (LRP) status.

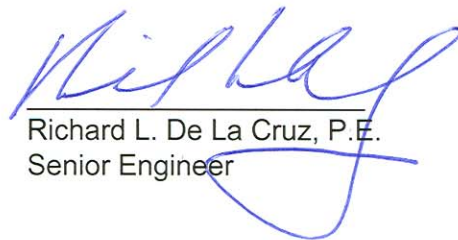
The following mitigation measures are identified in the TIA and will require participation by the project developer:

- Construct a signalized intersection at or near the proposed Driveway 18 at least ¼ mile away from the frontage road intersection.
- Construct a signalized intersection at the school's roadway and at least ¼ mile away from Driveway 18.

The traffic signals that have been recommended do meet traffic signal warrant analysis. In the UDC, under Article 5, Division 2, Section 35-506, (k) Traffic Signals (2). *The developer shall install that portion of the traffic signal infrastructure that is underground on the proposed street. The design and construction of this partial signal installation shall comply with the TMUTCD and the City of San Antonio specifications and design requirements.* We agree that the these on-site improvements are necessary and shall be provided by the developer, on or before the completion of the Oliver Ranch Project in Phase I (2010), at no cost to the City of San Antonio.

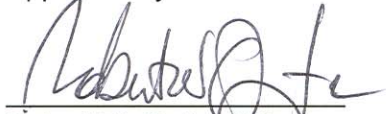
The proposed project consists of a residential subdivision, elementary school and commercial office buildings. The proposed development will be completed in 2015. The proposed development is estimated to generate 2,781 AM peak hour trips and 2,762 PM peak hour trips with a total of 23,572 daily trips by the year 2010. Phase 2 will push the number of estimated trips to 3,543 AM peak hour trips, 3,779 PM peak hour trips and 33,714 daily trips by the year 2015. These trips will be distributed onto the proposed secondary arterial Overlook Parkway, the extension of Canyon Golf Road and US 281.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.



Richard L. De La Cruz, P.E.
Senior Engineer

Approved by:



Robert W. Opitz, P.E.
Chief Engineer, Development Engineering
Services Division

RWO/RLD
ID 2001TIA0609

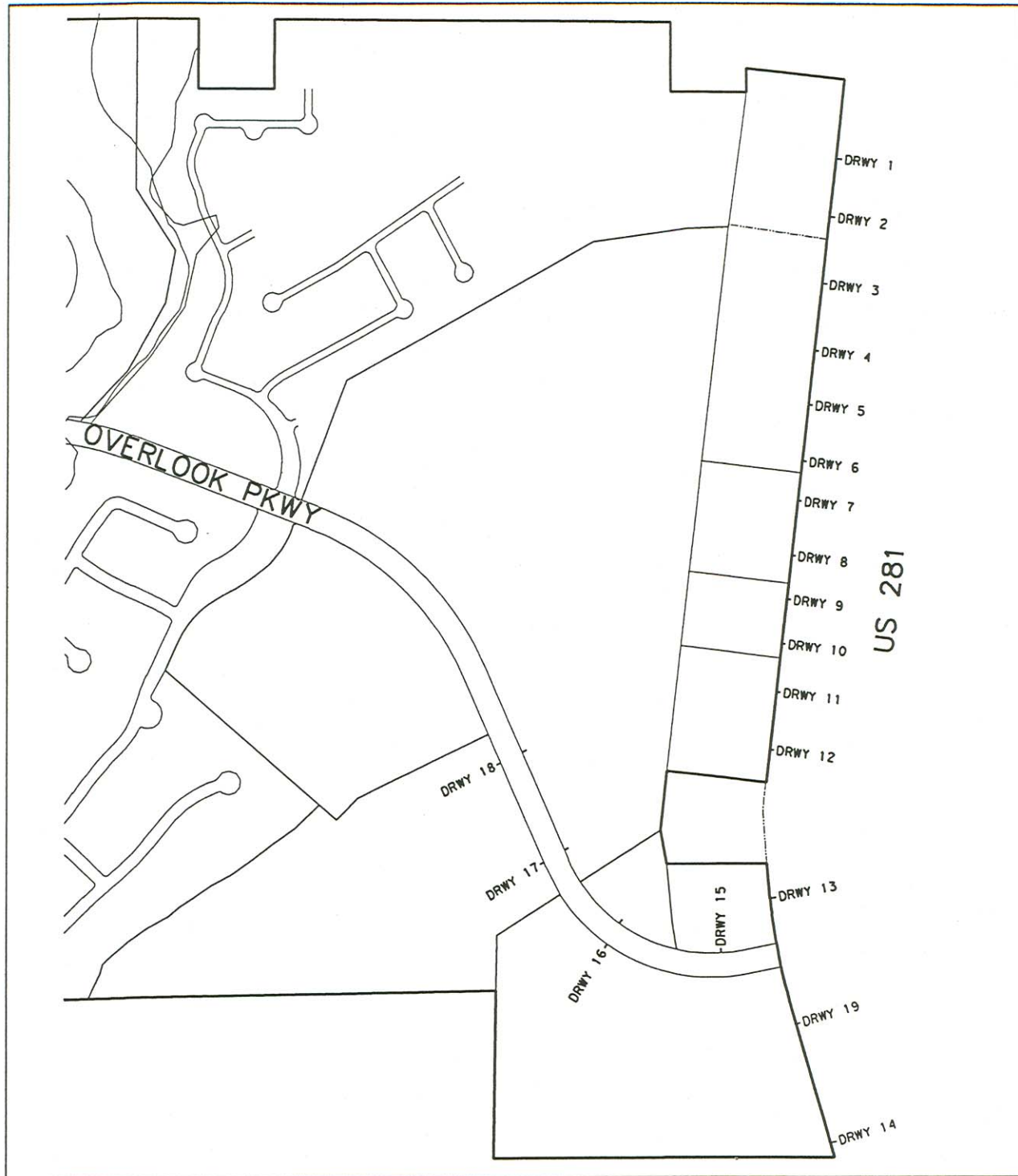


FIGURE 16
COMMERCIAL DRIVEWAY LOCATIONS

*ASSUMED, SUBJECT TO CHANGE DURING PLATTING



PAPE-DAWSON **ENGINEERS**
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PH: (210) 375-9000
FX: (210) 375-9010



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☒ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

*Received
12-15-00
JL*

FROM: Michael O. Herrera, Planner II

Date 12-7-00

POADP NAME: OLIVER R. RICH (APPLICANT) #662-A

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-15-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DUE TO COMMERCIAL ACTIVITY,
THE PLOTS WILL BE OVER 10% OF
ORIGINAL SUBMITTAL. THEREFORE
AN UPDATED TIA WILL BE REQUIRED

Michael O. Herrera

Signature

Senior Eng. Jch

Title

Date



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

December 11, 2000

P.O.A.D.P. REVIEW

Oliver Ranch

Located on US 281 (North), south of Bulverde Road

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

At the time of platting, ***TxDOT WILL RECOMMEND A 100'-150' SETBACK AND RESERVATION OF RIGHT OF WAY, FOR FUTURE HIGHWAY WIDENING.*** All applicable building setback requirements would be measured from the 100'-150' reservation.

Access Limits/Restrictions

Locations and number of access points will be as directed by "Regulations For Access Driveways to State Highways."

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Pape-Dawson Engineers, Inc.

RECEIVED
00 DEC 18 AM 11:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Michael Herrera

From: Jeff Carroll [jcarroll@pape-dawson.com]
Sent: Tuesday, February 06, 2001 4:43 PM
To: Michael Herrera
Subject: Oliver Ranch TIA

Mike,

I wanted to let you know that current status of the Oliver Ranch TIA, we did not forget about the needed revision. Our client is currently reviewing some proposals for the revisions and it should be completed soon. Please call Jon Adame or myself with any questions.

Thanks,
Jeff Carroll
Pape-Dawson Engineers
(210)375-9000

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2065690

AMT ENCLOSED

50-04-5573
BITTER BLUE INC.
11 LYNN BATTS LANE, STE. 100
S.A. TX. 78218

AMOUNT DUE 381.10
INVOICE DATE 1/08/2001
DUE DATE 1/08/2001

PHONE: 000 - 0000

POADP
OLIVER RANCH 662-A

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
1/08/2001	2065690	50-04-5573	1/08/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	01/07/2001		CK#005491	OLIVER RANCH
END	01/07/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

OLIVER RANCH ~~ROAD~~ REVISION
CC 2-A

BITTER BLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

FROST NATIONAL BANK
San Antonio, Texas 78296

00549

Three hundred and eighty-one and 10/100 Dollars

PAY TO THE ORDER OF:


City of San Antonio

DATE

12/1/00

AMOUNT

\$381.10


AUTHORIZED SIGNATURE

⑈00549⑈ ⑆114000093⑆

61 8143235⑈

TRANSMITTAL



RECEIVED
01 DEC 6 PM 3:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Dept: PLANNING DEPT. 3RD FLOOR
To: MIKE HERRERA
Date: DEC. 6, 2001
Re: OLIVER RANCH PUD/POADP
Plat No. _____ SAWS Job No. _____

QUANTITY	DESCRIPTION
<u>8</u>	<u>B/L PRINTS</u>

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC -7 AM 7:45

If enclosures are not as noted, kindly notify us at once.

- ☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout
☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment
☐ Signature

COMMENTS

11
For PUD/POADP APPROVAL

From: FRED V. SORIANO Project No.: 4593.05
cc: FILES

PAPE-DAWSON ENGINEERS, INC.

TRANSMITTAL



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Dept: PLANNING DEPT. 3RD FLOOR

To: MIKE HERRERA

Date: DEC. 13, 2001

Re: OLIVER RANCH PUD/POADP #662-A

Plat No. _____ SAWS Job No. _____

QUANTITY	DESCRIPTION
8	REVISED PRINTS
*	PLUS YOUR COMMENTS

If enclosures are not as noted, kindly notify us at once.

- ☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout
- ☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment
- ☐ Signature

COMMENTS //
FOR APPROVAL //

From: FRED V. SORIANO Project No.: 4593.05

cc: FILES

PAPE-DAWSON ENGINEERS, INC.

TRANSMITTAL



To: CSA - Planning (4th Floor) Date: 12/6/00

Attn: Mike Herrera

Re: Oliver Ranch POADP

QUANTITY	DESCRIPTION
1	Disk w/ digital file
1	Application w/ check
1	8 1/2 x 11 Reduction of POADP
8	full size copies of POADP

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS Mike,
Here are the revised PUD/POADP
that you requested. We revised the
PUD revision to be a PUD/POADP
revision. Please call with any questions

Thanks,

From: Jeff Carroll Project No.: 4593.10

cc: FILES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



Dept: PLANNING. DEPT. 3RD FLOOR
To: MIKE HERRERA
Date: DEC. 18, 2001
Re: OLIVER RANCH PUD/POADP PLAN
Plat No. _____ SAWS Job No. _____

QUANTITY	DESCRIPTION
8	B/L PRINTS

If enclosures are not as noted, kindly notify us at once.

- ☐ Plat ☐ Street ☐ Drainage ☐ Water ☐ Sanitary Sewer ☐ Utility Layout
☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment
☐ Signature

COMMENTS 11 11
FOR YOUR FILES

From: FRED V. SORIANU Project No.: 4593.05
cc: FILES

PAPE-DAWSON ENGINEERS, INC.